



8, Coronation Street  
Bridgend, CF32 7HE

Watts  
& Morgan



## 8 Coronation Street

Ogmore Vale, Bridgend CF32 7HE

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**£110,000 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are presenting to the market this well presented 3 bedroom mid-terrace property being sold with no-going chain. Situated in Ogmore Vale just a short drive from Bridgend Town Centre and close proximity to Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, kitchen/breakfast room and 4-piece bathroom. First floor, 2 double bedrooms and 1 single bedroom. Externally enjoying a rear enclosed low maintenance south facing garden with rear access. EPC Rating; 'D'.

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### Directions

Bridgend Town Centre- 8.8 Miles Cardiff City Centre- 26.7 Miles J36 (M4 Motorway) - 7.9 Miles

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**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

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### GROUND FLOOR

Access via uPVC front door leading into the entrance hallway with laminate flooring and a carpeted staircase leading up to the first floor landing. The main living room is a spacious reception room offering laminate flooring, windows to the front and double doors leading into the kitchen. The living room also offers a large understairs storage cupboard. The kitchen/breakfast room has been comprehensively fitted with a range of wall and base units and solid oak work surfaces. Integral appliances to remain; 6-ring gas hob, freestanding oven/grill and extractor fan. Space has been provided for a freestanding fridge/freezer and plumbing has been provided for an appliance. Further features include partially tiled walls, tiled flooring, spotlighting and a courtesy door leading out onto the rear garden. An internal storage cupboard houses the gas boiler. The ground floor bathroom has been fitted with a 4-piece suite comprising of a panelled bath, WC, pedestal sink and separate circular walk-in shower cubicle with sliding door. Also features spotlighting, partially tiled walls, tiled flooring and windows to the rear.

### FIRST FLOOR

First floor landing offers carpeted flooring, window to the rear and access to the loft hatch. Bedroom One is a double bedroom with carpeted flooring and windows to the rear. Bedroom Two is a further double bedroom with carpeted flooring and windows to the front. Bedroom Three is a single bedroom with carpeted flooring and windows to the front.

### GARDENS AND GROUNDS

No. 8 is accessed off Coronation Street. To the front of the property is a small paved area. To the rear is an enclosed low maintenance south facing garden laid with patio slabs benefiting from mountain views. The garden also offers a courtesy gate to the rear providing access out on to the rear lane.

### SERVICES AND TENURE

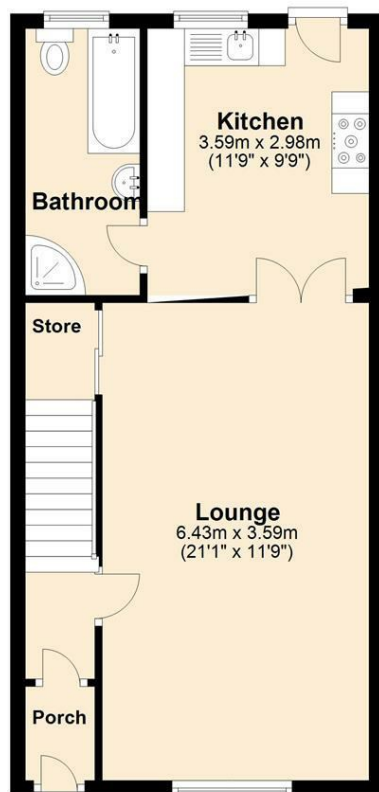
All mains services connected. Freehold.





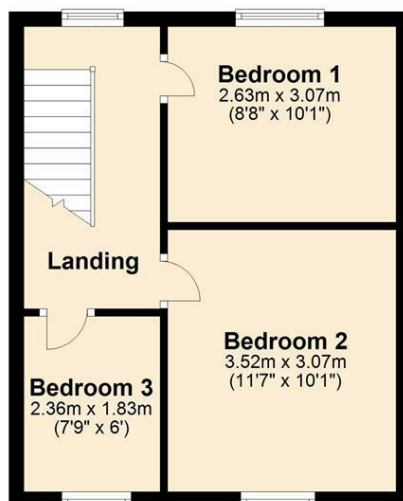
## Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 